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To Mary O'Neil and the Design Advisory Board,

My name is Linda Jones and I have lived with my husband Mark Stephenson on 2 Tower Terrace for 26 years. We raised our boys here and have loved our 1890 carriage house from the moment we walked in the door. Our second son was born and came into being in our family home. Since we first bought the house in 1994 we have slowly been making improvements. With limited income at that time, it was usually ourselves or with a work party we had organized with other friends that have older houses. Those within the group offered a variety of skills (carpentry, sheetrock, plumbing, heating etc). Over the years we have lovingly replaced and restored that which needed tending. We consider ourselves stewards of this lovely, historic carriage house. As a visual artist I am particularly sensitive to details and historic importance. As you may know we have renovations in the works as I write, replacing ancient and leaky windows among other things that this dear house has needed for some time now. We feel lucky we can finally give the house the attention it deserves. In particular I just designed a beautiful set of large windows, reflecting what was originally there in the master bedroom, facing west as this is without a doubt our most beautiful view in the whole house.

We understand from our neighbors Katie Menson and Kellen Brumsted, of 40 Kingsland Terrace, that they plan to demolish their garage and in its place put in a two story structure. My understanding is there would be a garage on the ground floor with an apartment on the second floor. Their garage and yard are directly west of us with a hedge obscuring most of the garage. Please see photos below.

Katie and Kellen were kind enough to inform us (as well as our other neighbors) of their plan, giving us the opportunity to provide them with our personal feedback, which we have done.

Our lot is very small- defined by a fence to our south and the fence and hedge to our west. Our property line runs 10' from the north edge of our house. We do not have a front yard. The road, Tower Terrace, ends at our small flower garden that runs along the front of the house. We have a very narrow side yard on the south side of the house. The back yard on the west side of the house is our biggest and only functional yard. This is where we spend most of our time on the deck enjoying lake views as well as the substantial greenery and the beautiful older trees our lovely neighborhood offers. It is in this back yard where I garden and enjoy the large flower beds I've cultivated and established over time. The heart of our home, the living room/dining room/kitchen is one large room, with the original bead board 10' ceilings, oriented out towards the westerly view. See photo. Parts of the lake are visible in the summer, and fully visible in the winter. The deck, with bird bath and flowering plants, is off this living area, running along the west side of the house for full enjoyment of the view. As we have a grade change on our property and a slightly higher elevation than those west of us, our view is further enhanced. In addition to the losses this two story structure will impose upon us, we're also concerned that the loss of this unique view shed may also affect the value of our house.

While we support converting the garage into a one-story bungalow, we cannot support the building of a two story structure. The placement of this building would obstruct our views, greatly affect our sense of privacy and impede our ability to enjoy the small yard and deck that we do have. The negative impact on us that live in this house cannot be understated and this

encroachment may negatively impact us in ways we have yet to discover. The intrusion is great on every level. Esthetically, physically and emotionally. On so many levels this would be incredibly difficult to live with and stare at every day. The heart of our home, the great room downstairs, is oriented towards this lovely western view. This view of lake and trees as is also the center piece of the master bedroom. Our bedroom soon have bigger windows (replacing small hayloft single pane windows) facing the west so that we may better enjoy our current substantial view of the trees. green landscape and the lake. Our pristine, tranquil view is currently not obstructed by structures of any kind. This new second story building would drastically change our landscape. As mentioned before, due to our slightly higher elevation, we would literally be eye level with the second floor of this new structure from our deck and living area.

We so enjoy Katie and Kellen as neighbors as well as her parents, who I understand plan to move into this new structure. We would happily accept and embrace any one-story plans that will create living quarters that will not exceed one story. Anything else above one story would drastically change the nature of our neighborhood and negatively impact our day-to-day existence in this house. Whatever is done cannot be undone.

I thank you for your time and consideration.

Sincerely,

Linda E. Jones & Mark A. Stephenson

PS. A number of years ago we fought the destruction of the sweet care takers's cottage on 50 Kingsland Terrace, just to the South of our house. That building, which was then considered THE significant member of our historic district, no longer exists. A large house stands in it's place with nothing left of the original building. The owners fought to have this done and then moved shortly after leaving this large house in it's wake. The process was extremely painful and difficult to witness.

View from our second floor bedroom facing West onto 40 Kingsland Terrace,



View from our deck off our many windowed living room. Note eye level of second story window.





View from our deck off our many windowed living room



Western view from our kitchen/living/dining





